

MINUTES
ALTOONA CITY PLANNING COMMISSION
Tuesday, November 6, 2018

MEMBERS PRESENT

Bob Gutshall, Chairperson
Michael Haire
Dave Albright
Chuck Myers

MEMBERS ABSENT

Jennifer Mikolajczk
James Dixon
Randy Isenberg

COMMUNITY DEVELOPMENT STAFF PRESENT

Lee Slusser, Director Community Development
Nick Ardizzone, Property and Program Coordinator
Mary Johnson, CDBG Manager

GUESTS PRESENT

Dan Beyer, EADS Group, Dazzling Realty – Mama Randazzo’s Parking Lot
Bill Kibler, Altoona Mirror

The Altoona City Planning Commission held its monthly meeting on November 6, 2018 at 3:00 P.M. in the Public Meeting Room, City Hall 1301 12th Street, Altoona. Bob Gutshall, Chairperson, called the meeting to order at 3:00 p.m.

ADMINISTRATIVE ITEMS

1. Approval of meeting minutes of October 2, 2018.

The meeting minutes of October 2, 2018 were approved by a motion made by Dave Albright. Motion seconded by Michael Haire. Motion carried unanimously.

2. Public Comment Period

Mr. Gutshall, Board Chairman announced that he will be resigning from the Altoona City Planning Commission as of December 31, 2018 after 15years of service. Mr. Slusser asked the Commission to start thinking of a replacement for Mr. Gutshall. If they know of anyone who would be willing to serve have them fill out a Talent Bank application. He also announced that the Zoning Hearing Board is looking for a replacement for Mike Halloran who had served for close to 30 years.

SUBDIVISION AND LAND DEVELOPMENT ITEMS

3. Dazzling Realty Land Development/Mama Randazzo's Additional Parking Lot – Mr. Slusser presented to the Commission a land development application for approval from Mama Randazzo's restaurant to build a 39 space paved off-site parking lot with landscaping, stormwater management, and fencing at 2309 Broadway. Dazzling Realty has already secured the required zoning special exception for off-site parking. Staff's combined review from Keller Engineers, the developer's response, a reduced-size planset, the Blair County Planning Commission review, and the recommended resolution for approval, including waivers were included in the packets. Mr. Slusser introduced Mr. Dan Beyer of the EADS group who presented the Plan to the Commission. A motion to approve the recommended resolution was made by Chuck Meyers. Motion seconded by Dave Albright. Motion passed unanimously. *(see appendix)*
4. Staff Level Reviews – Staff has been working on the following subdivision/land development applications since the October 2, 2018, regular meeting.
 1. 108 South Beckman Drive, Developers Agreement sent out, awaiting return
 2. 2309 Broadway, Dazzling Realty, Inc., land development, under review
 3. 2400 Eighth Avenue, The Mill subdivision and land development, approved by the ACPC in June and September, 2018, awaiting final plans
 4. 2200 Pleasant Valley Boulevard, Vince's Used Cars, land development, on hold
 5. 301 East Walton Avenue, Martin Oil land development, approved by the ACPC on February 8, 2018, on hold
 6. 2525 16th Avenue, Lear, Subdivision – under review

Urban Redevelopment

5. Spot Blight Declaration – The Planning Commission may consider declaring each of the following properties as blighted.

1005 17th Avenue

Owner: Amber Miller
1005 17th Avenue
Altoona, PA 16601

Property is vacant and in substandard condition. Property was submitted to the Blighted Property Demo Program on October 23, 2018. Property is fire damaged beyond repair. Property was gutted due to the fire. Fire Marshall has stated that the owner did not have insurance and needs assistance for the demolition. All Utilities are off and taxes is owed for 2016 and 2017. Currently the owner is unreachable. Under the 2009 International Property Maintenance Code, the City will demolish the structure and place a lien on the property for the cost of demolition. Motion was made by Dave Albright to declare the property blighted. Michael Haire seconded the motion. Motion passed unanimously.

1530-32 18th Street

Owner: David Leberfinger & George Clapper (deceased) c/o Blair County Repository
423 Allegheny Street
Hollidaysburg, PA 16648

Property is vacant and in substandard condition. Property was submitted to the Blighted Property Demo Program on October 23, 2018. Property is in poor condition, bricks are loose, siding is falling off, and foundation has cracked and is missing mortar. Roof is in poor condition, windows are broken, missing and falling out. Unable to inspect interior. All utilities are off. Taxes owed 2015, 2016, 2017. Blair County Tax Office requested the City's assistance in demolishing the structure. County will reimburse the City for the dump costs. Under the 2009 International Property Maintenance Code, the City will demolish the structure and place a lien on the property for the cost of demolition. Motion was made by Michael Haire to declare the property blighted. Motion seconded by Chuck Meyers. Motion passed unanimously.

1908 2nd Avenue

Owner: Crystal Hollern
152 Forrest Street
Wellford, SC 29385

Property is vacant and in substandard condition. Property was submitted to the Blighted Property Demo Program on October 26, 2018. Property exterior is in poor condition along with the windows and foundation. Roof is in fair condition. Unable to inspect interior. All utilities are off and taxes are owed for 2016 and 2017. No contact with the owner. Certified mail has been returned. Under the 2009 International Property Maintenance Code, the City will demolish the structure and place a lien on the property for the cost of demolition. Motion was made by Michael Haire to declare the property blighted. Motion was seconded by Dave Albright. Motion passed unanimously.

INFORMATIONAL ITEMS**6. Planning Reports**

- a. Grantsmanship activities (CDBG and HOME) Still in the process of reprograming some excess funds from CDBG, may be doing some Public Works and Fire projects. Still looking at some ADA projects at the Parking Garage and a Tree Accessibility Project.
- b. Pennsylvania Municipal Planning Education Institute Course in Community Planning: November 13, 20 and 27, 2018 at the Logan Township Building, 6-9 PM
- c. Zoning Hearing Board – Cell Tower addition, Stuckey GMC is wanting to raise a 100 ft flag pole on the corner of Plank Road and Logan Blvd.
- d. GAEDC – We talked about Parade planning. Tom and Joes new signage is up.
- e. Blair County Planning Commission – No report.

7. Commissioners Forum – No report**8. Questions from the Media and Public**

9. Adjournment

Dave Albright, Acting Secretary

APPENDIX
Minutes November 6, 2018

RESOLUTION NO. 11-06-18-PAC18-0010
A RESOLUTION APPROVING THE DAZZLING REALTY, INC. OFFSITE
PARKING LAND DEVELOPMENT PLAN

WHEREAS an application for a land development project has been filed with the Altoona City Planning Commission (hereinafter "ACPC") by Dazzling Realty, Inc. (hereinafter referred to as the "DEVELOPER"); and

WHEREAS, the DEVELOPER desires to construct a Parking Lot at 2309 Broadway, Altoona, Pennsylvania; and

WHEREAS, staff has reviewed the LAND DEVELOPMENT PLAN, incorporated herein by this reference and filed with the ACPC by the Developer, and has found it to be in compliance excepting waiver requests, as a FINAL LAND DEVELOPMENT with all applicable provisions of the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has determined that this LAND DEVELOPMENT PLAN constitutes a FINAL LAND DEVELOPMENT PLAN in full compliance with the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has the power to APPROVE modifications to the City of Altoona's subdivision and land development requirements, and the Developer has requested the following waivers that are hereby approved by the ACPC:

- 1. §620-63.B(3): A waiver is being requested for the minimum 5' setback required from the right-of-way lines and property lines. Curbing is being provided around the entire parking lot, along with fencing and landscaping to screen it from the neighboring properties. Staff does not object to this waiver.*
- 2. §640-63.C(3a): A modification is being requested to provide 9' wide by 18' long parking stalls instead of the required 19' long parking stalls. Staff supports this waiver.*
- 3. §640-65.C(4): A modification is being requested to provide fencing in lieu of landscaping along two sides of the parking lot to screen the parking facility from the adjacent properties. Landscaping will be install on the other two sides of parking facility. Staff does not object to this waiver.*

4. *§640-63.A(2): A modification is being requested to install an access driveway for a parking facility approximately 90 feet from an intersection. Staff does not object to this waiver.*
5. *§640-65.E(1): A modification is being requested to provide grass instead of landscaping in the southern corner of the parking lot. The parking lot will be screened from adjoining properties with a fence. An inlet to collect stormwater runoff from the parking lot is being proposed in the island. Staff does not object to this waiver.*

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Altoona, Blair County, Pennsylvania, that the application and plans, as filed by the DEVELOPER, are hereby approved subject to the following conditions:

1. *A letter from the Blair County Conservation District approving the plan shall be provided to the City. (Chapter 620)*
2. *Any necessary permits from DEP must be provided.*
3. *The ACPC Consulting Engineer's comments contained in the Engineer's letter to the City dated October 17, 2018 and attached hereto must be satisfied.*
4. *Financial security to cover the cost of all public improvements must be provided to the City prior to plan signature. (Chapter 640)*
5. *A developer's agreement prepared by the ACPC must be executed by the Developer.*
6. *All required signatures must be obtained on the plan.*
7. *The conditions of the plan must be accepted in writing by developer within 30 days of plan approval.*
8. *A copy of the RECORDED plan must be provided to the ACPC as soon as it is recorded.*
9. *All conditions must be met, fees paid, and the plan signed and recorded within the plan deadline.*

RESOLVED by the Altoona City Planning Commission this sixth day of November, 2018

ATTEST:

Acting Secretary

Robert Gutshall, Chair